

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF OREGON  
PORTLAND DIVISION**

In re:      Hines Properties LLC

§ Case No. 19-30536-pcm7

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Debtor(s)

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**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED  
AND APPLICATION TO BE DISCHARGED (TDR)**

RODOLFO CAMACHO, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$36,450.00</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>\$0.00</u>
Total Distribution to Claimants: <u>\$777,735.81</u>	Claims Discharged Without Payment: <u>\$37,164.15</u>
Total Expenses of Administration: <u>\$112,023.84</u>	

3) Total gross receipts of \$889,759.65 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$889,759.65 from liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3</b> )	467,538.00	508,003.83	527,034.26	527,034.26
PRIORITY CLAIMS				
CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4</b> )	0.00	112,023.84	112,023.84	112,023.84
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5</b> )	0.00	0.00	0.00	0.00
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6</b> )	0.00	2,956.01	2,956.11	2,956.11
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7</b> )	98,175.00	265,234.59	265,234.59	247,745.44
<b>TOTAL DISBURSEMENTS</b>	<b>\$565,713.00</b>	<b>\$888,218.27</b>	<b>\$907,248.80</b>	<b>\$889,759.65</b>

4) This case was originally filed under Chapter 7 on 02/15/2019.  
The case was pending for 19 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 10/08/2020

By: /s/ RODOLFO CAMACHO

Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**UST Form 101-7-TDR (10/1/2010)**

# EXHIBITS TO FINAL ACCOUNT

## EXHIBIT 1 - GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	\$ AMOUNT RECEIVED
428 Dorcas Lane, Manzanita OR	1110-000	850,000.00
Columbia Bank (Business checking)	1129-000	39,759.65
<b>TOTAL GROSS RECEIPTS</b>		<b>\$889,759.65</b>

<sup>1</sup> The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

## EXHIBIT 2 - FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRANS. CODE	\$ AMOUNT PAID
	None		
<b>TOTAL FUNDS PAID TO DEBTOR &amp; THIRD PARTIES</b>			

## EXHIBIT 3 - SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
2-1	COLUMBIA STATE BANK	4110-000	467,538.00	505,151.62	524,182.05	524,182.05
	TICOR TITLE	4120-000	N/A	2,852.21	2,852.21	2,852.21
<b>TOTAL SECURED CLAIMS</b>			<b>\$467,538.00</b>	<b>\$508,003.83</b>	<b>\$527,034.26</b>	<b>\$527,034.26</b>

## EXHIBIT 4 - CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
RODOLFO CAMACHO	2100-000	N/A	47,737.98	47,737.98	47,737.98
RODOLFO CAMACHO	2200-000	N/A	1,014.35	1,014.35	1,014.35
Brian Jones	2420-000	N/A	3,000.00	3,000.00	3,000.00
Charter Communications	2420-000	N/A	0.00	0.00	0.00
Kristian Beyer	2420-000	N/A	1,236.22	1,236.22	1,236.22
TICOR TITLE	2500-000	N/A	2,170.00	2,170.00	2,170.00
Diane K. Gibson, CPA	3310-000	N/A	4,596.00	4,596.00	4,596.00
Oregon Dept of Revenue	2820-000	N/A	160.00	160.00	160.00

Oregon Dept. of Revenue	2820-000	N/A	150.00	150.00	150.00
TICOR TITLE	2820-000	N/A	-765.71	-765.71	-765.71
Department of the Treasury - IRS	2690-000	N/A	1,307.00	1,307.00	1,307.00
Oregon Dept. of Revenue	2690-000	N/A	376.00	376.00	376.00
US TREASURY C/O IRS	2690-000	N/A	42.00	42.00	42.00
TICOR TITLE	3510-000	N/A	51,000.00	51,000.00	51,000.00
<b>TOTAL CHAPTER 7 ADMIN. FEES and CHARGES</b>		<b>N/A</b>	<b>\$112,023.84</b>	<b>\$112,023.84</b>	<b>\$112,023.84</b>

#### **EXHIBIT 5 - PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES**

<b>PAYEE</b>	<b>UNIFORM TRAN. CODE</b>	<b>CLAIMS SCHEDULED</b>	<b>CLAIMS ASSERTED</b>	<b>CLAIMS ALLOWED</b>	<b>CLAIMS PAID</b>
None					
<b>TOTAL PRIOR CHAPTER ADMIN. FEES and CHARGES</b>					

#### **EXHIBIT 6 - PRIORITY UNSECURED CLAIMS**

<b>CLAIM NO.</b>	<b>CLAIMANT</b>	<b>UNIFORM TRAN. CODE</b>	<b>CLAIMS SCHEDULED (from Form 6E)</b>	<b>CLAIMS ASSERTED (from Proofs of Claim)</b>	<b>CLAIMS ALLOWED</b>	<b>CLAIMS PAID</b>
1-2	OREGON DEPARTMENT OF REVENUE	5800-000	N/A	242.23	242.33	242.33
3-1	Department of the Treasury - Internal Revenue Service	5800-000	N/A	2,713.78	2,713.78	2,713.78
<b>TOTAL PRIORITY UNSECURED CLAIMS</b>			<b>N/A</b>	<b>\$2,956.01</b>	<b>\$2,956.11</b>	<b>\$2,956.11</b>

#### **EXHIBIT 7 - GENERAL UNSECURED CLAIMS**

<b>CLAIM NO.</b>	<b>CLAIMANT</b>	<b>UNIFORM TRAN. CODE</b>	<b>CLAIMS SCHEDULED (from Form 6F)</b>	<b>CLAIMS ASSERTED (from Proofs of Claim)</b>	<b>CLAIMS ALLOWED</b>	<b>CLAIMS PAID</b>
1-2	OREGON DEPARTMENT OF REVENUE	7300-000	N/A	4.60	4.60	0.00
3-1	Department of the Treasury - Internal Revenue Service	7100-000	N/A	100.00	100.00	93.41
4-1	US Bank N.A.,	7100-000	N/A	15,019.99	15,019.99	14,029.84
5-1	Brian Hines	7100-000	78,500.00	78,301.00	78,301.00	73,139.22
6-1	Estate of Billie R. Hines	7100-000	N/A	171,809.00	171,809.00	160,482.97
NOTFILED	City of Manzanita Water	7100-000	500.00	0.00	0.00	0.00
NOTFILED	Columbia Bank	7100-000	17,675.00	0.00	0.00	0.00
NOTFILED	Nehalem Bay Wastewater Agency	7100-000	600.00	0.00	0.00	0.00
NOTFILED	Rti Nehalem Telecom	7100-000	100.00	0.00	0.00	0.00

NOTFILED Spectrum Cable	7100-000	300.00	0.00	0.00	0.00
NOTFILED Tillamook PUD	7100-000	500.00	0.00	0.00	0.00
<b>TOTAL GENERAL UNSECURED CLAIMS</b>		<b>\$98,175.00</b>	<b>\$265,234.59</b>	<b>\$265,234.59</b>	<b>\$247,745.44</b>

**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Exhibit 8

Page: 1

**Case Number:** 19-30536 PCM  
**Case Name:** Hines Properties LLC

**Trustee:** RODOLFO CAMACHO  
**Filed (f) or Converted (c):** 02/15/19 (f)  
**\$341(a) Meeting Date:** 03/20/19  
**Claims Bar Date:** 06/03/19

**Period Ending:** 10/08/20

1 Asset Description (Scheduled And Unscheduled (u) Property)		2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property Abandoned OA=\$554(a) Abandon	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref #						
1	Cash (see footnote)	100.00	100.00		0.00	FA
2	Columbia Bank (Business checking)	38,331.00	39,759.65		39,759.65	FA
3	Raw Materials	1,000.00	1,000.00		0.00	FA
4	Inventory	4,000.00	4,000.00		0.00	FA
5	Office Furniture	300.00	300.00		0.00	FA
6	Office Artwork/Popcorn Machine	600.00	600.00		0.00	FA
7	Office equipment, furnishings, and supplies	750.00	750.00		0.00	FA
8	Small Tools	1,000.00	1,000.00		0.00	FA
9	2014 Toyota RAV4 (see footnote)	18,000.00	18,000.00		0.00	FA
10	1994 Ford Explorer	500.00	500.00		0.00	FA
11	428 Dorcas Lane, Manzanita OR	950,000.00	270,561.45		850,000.00	FA
12	Internet domain name/Website (Sanduneinn.com)	100.00	100.00		0.00	FA
13	Customer lists or other compilations	100.00	100.00		0.00	FA
14	Goodwill	10,000.00	10,000.00		0.00	FA
<b>TOTALS (Excluding Unknown Values)</b>		<b>\$1,024,781.00</b>	<b>\$346,771.10</b>		<b>\$889,759.65</b>	<b>\$0.00</b>

Regarding Property #1 Funds not needed  
Regarding Property #9 Funds not needed

**Major activities affecting case closing:**

02/22/19 Spoke w/ Jason Ayers (reps Columbia Bank) re RP. Spoke w/ Atty Parker - he will get us \$\$ and RP insurance info  
03/04/19 Filed App to Employ Realtor  
03/06/19 Left v/m for Atty Parker re \$25k  
03/07/19 Spoke w/ Hella - She will have \$25k sent to us  
03/12/19 Rcv'd \$25k check from Hines Properties  
03/18/19 Left v/m for Atty Jason Ayers re possible appraisal of Columbia Bank  
03/19/19 \$25k check RETURNED by bank

**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Exhibit 8

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03/21/19 Paid insurance on building  
(confirmation #283223791054)  
04/02/19 Sent info sheet to Atty for fill out  
04/12/19 Filed OBJ to Columbia claim  
04/16/19 Rcv'd \$39,689.67 check from Columbia Bank and Filed Notice of Intent to Sell  
04/22/19 Filed Motion/Notice of Intent to Incur Expense  
05/14/19 Filed Withdrawal of OBJ to Columbia Claim  
05/24/19 Rcv'd \$266,398.55 check from TICOR  
Filed Report of Sale  
05/30/19 Sent e-mail to Atty re info for 2018 returns  
06/20/19 Sent renewed e-mail to Atty re info for 2018 returns  
07/12/19 Forwarded info to CPA for taxes  
07/16/19 Filed Request for Notice of Surplus  
09/13/19 Spoke w/ CPA Ms. Gibson - needs Columbia Bank breakdown  
09/23/19 Rcv'd \$69.98 cashier check & \$4,162.90 cashier check from Columbia Bank  
10/17/19 Rich Parker withdrawal as Atty  
11/15/19 Sent responsive e-mail to CPA Gibson  
11/19/19 List of creditors sent to CPA  
12/20/19 E-mail to CPA re tax returns  
03/11/20 TFR to UST

**Initial Projected Date of Final Report (TFR):** March 25, 2021

**Current Projected Date of Final Report (TFR):** March 17, 2020 (Actual)

## Form 2 Cash Receipts and Disbursements Record

Exhibit 9

Page: 1

**Case Number:** 19-30536 PCM  
**Case Name:** Hines Properties LLC

**Trustee:** RODOLFO CAMACHO  
**Bank Name:** Signature Bank  
**Account:** \*\*\*\*\*1401 - Checking  
**Blanket Bond:** \$59,128,572.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID#:** \*\*\_\*\*\*4918  
**Period Ending:** 10/08/20

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
03/12/19	Asset #2	Hines Properties, LLC	Columbia Bank Business Checking	1129-000	25,000.00		25,000.00
03/18/19	Asset #2	Hines Properties, LLC	Columbia Bank Business Checking deposit returned	1129-000	-25,000.00		0.00
04/16/19	Asset #2	Columbia Bank	Columbia Bank funds	1129-000	39,689.67		39,689.67
05/03/19	1001	Charter Communications	Utility Services; Stopped on 06/26/2019	2420-000		1,236.22	38,453.45
05/23/19		Ticor Title	Real Property		266,398.55		304,852.00
05/23/19	Asset #11	Ticor Title	Sale Price for Real Property 850,000.00	1110-000			304,852.00
05/23/19		TICOR TITLE	1/2 of Owners Policy 937.50	2500-000			304,852.00
05/23/19		TICOR TITLE	Prorated county tax 765.71	2820-000			304,852.00
05/23/19		TICOR TITLE	Realtor Fees - Realpronw.com -28,050.00	3510-000			304,852.00
05/23/19		TICOR TITLE	Realtor Fees - Portland Home Realty, Inc. -22,950.00	3510-000			304,852.00
05/23/19		TICOR TITLE	Closing Costs -3,107.50	2500-000			304,852.00
05/23/19		TICOR TITLE	Payoff of lien to City of Manzanita -212.50	4120-000			304,852.00
05/23/19		TICOR TITLE	Payoff of lien to Nehalem Bay Wastewater Agency -736.29	4120-000			304,852.00



## Form 2 Cash Receipts and Disbursements Record

Exhibit 9

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**Case Number:** 19-30536 PCM  
**Case Name:** Hines Properties LLC

**Trustee:** RODOLFO CAMACHO  
**Bank Name:** Signature Bank  
**Account:** \*\*\*\*\*1401 - Checking  
**Blanket Bond:** \$59,128,572.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID#:** \*\*\_\*\*\*4918  
**Period Ending:** 10/08/20

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
05/23/19		TICOR TITLE	Payoff of lien Manzanita Lumber Co. -71.20	4120-000			304,852.00
05/23/19		TICOR TITLE	Payoff of lien to Recology Western Oregon -356.81	4120-000			304,852.00
05/23/19		TICOR TITLE	Payoff of lien to Tillamook People's Utility District -1,475.41	4120-000			304,852.00
05/23/19		COLUMBIA STATE BANK	Payoff of Mortgage - Garvey Schubert Barer, PC -528,344.95	4110-000			304,852.00
06/26/19	1001	Charter Communications	Utility Services; Stopped: Check issued on 05/03/2019	2420-000		-1,236.22	306,088.22
06/28/19	1002	Kristian Beyer	Reimbursement for payment to Charter Communications utility services;	2420-000		1,236.22	304,852.00
07/16/19	1003	Brian Jones	Preserve/secure property while awaiting sale	2420-000		3,000.00	301,852.00
09/23/19		COLUMBIA STATE BANK	Refund of overpaid payoff funds	4110-000		-4,162.90	306,014.90
09/23/19	Asset #2	Columbia Bank	Columbia Bank	1129-000	69.98		306,084.88
09/27/19	1004	Oregon Dept of Revenue	2018 State Tax per return	2820-000		150.00	305,934.88
02/11/20	1005	Oregon Dept. of Revenue	2019 P'ship Return	2820-000		150.00	305,784.88
02/14/20	1006	Department of the Treasury - IRS	941-X 1st Quarter 2019	2690-000		1,307.00	304,477.88
02/14/20	1007	Oregon Dept. of Revenue	OR-OTC, Oregon Combined Payroll Tax 2019	2690-000		376.00	304,101.88

# **Form 2** **Cash Receipts and Disbursements Record**

Exhibit 9

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**Case Number:** 19-30536 PCM  
**Case Name:** Hines Properties LLC

**Trustee:** RODOLFO CAMACHO  
**Bank Name:** Signature Bank  
**Account:** \*\*\*\*\*1401 - Checking  
**Blanket Bond:** \$59,128,572.00 (per case limit)  
**Separate Bond:** N/A

**Taxpayer ID#:** \*\*\_\*\*\*4918  
**Period Ending:** 10/08/20

1	2	3	4		5	6	7
Trans. Date	Check or Ref. #	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Receipts \$	Disbursements \$	Checking Account Balance
02/14/20	1008	Oregon Dept of Revenue	Form OR-STT-V, Oregon Statewide Transit Tax	2820-000		10.00	304,091.88
02/14/20	1009	US TREASURY C/O IRS	940 for 2019	2690-000		42.00	304,049.88
06/04/20	1010	Diane K. Gibson, CPA	Dividend of 100.000000000%, Claim No. 7-1	3310-000		4,596.00	299,453.88
06/04/20	1011	RODOLFO CAMACHO	Dividend of 100.000000000%	2100-000		47,737.98	251,715.90
06/04/20	1012	RODOLFO CAMACHO	Dividend of 100.000000000%	2200-000		1,014.35	250,701.55
06/04/20	1013	Department of the Treasury - Internal Revenue Service	Dividend of 100.000000000%, Claim No. 3-1	5800-000		2,713.78	247,987.77
06/04/20	1014	OREGON DEPARTMENT OF REVENUE	Dividend of 100.000000000%, Claim No. 1-2	5800-000		242.33	247,745.44
06/04/20	1015	Brian Hines	Dividend of 93.407777906%, Claim No. 5-1	7100-000		73,139.22	174,606.22
06/04/20	1016	Department of the Treasury - Internal Revenue Service	Dividend of 93.407777906%, Claim No. 3-1	7100-000		93.41	174,512.81
06/04/20	1017	Estate of Billie R. Hines	Dividend of 93.407777906%, Claim No. 6-1	7100-000		160,482.97	14,029.84
06/04/20	1018	US Bank N.A.,	Dividend of 93.407777906%, Claim No. 4-1	7100-000		14,029.84	0.00

<b>ACCOUNT TOTALS</b>	<b>306,158.20</b>	<b>306,158.20</b>	<b>\$0.00</b>
Less: Bank Transfers	0.00	0.00	
<b>Subtotal</b>	<b>306,158.20</b>	<b>306,158.20</b>	
Less: Payment to Debtors		0.00	
<b>NET Receipts / Disbursements</b>	<b><u>\$306,158.20</u></b>	<b><u>\$306,158.20</u></b>	

**Form 2**  
**Cash Receipts and Disbursements Record**

Exhibit 9

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<b>TOTAL - ALL ACCOUNTS</b>	<b>Net Receipts</b>	<b>Net Disbursements</b>	<b>Account Balances</b>
Checking # *****1401	306,158.20	306,158.20	0.00
	<b>\$306,158.20</b>	<b>\$306,158.20</b>	<b>\$0.00</b>